



PEASECROFT ROAD, IXWORTH, IP31 2EZ

OIEO £260,000
FREEHOLD

Located in a quiet cul-de-sac within the popular village of Ixworth, this extended three-bedroom terraced home offers versatile accommodation within easy reach of local amenities. The property opens with a welcoming entrance hall leading into a well-proportioned sitting room, which flows seamlessly into a bright conservatory with views over the garden. Additional ground floor spaces include a practical kitchen/breakfast room, a separate dining room, a convenient utility room and a cloakroom. Upstairs, the layout features three bedrooms and a newly fitted family bathroom. Externally, the home benefits from a private driveway providing off-road parking and a south-facing, enclosed rear garden designed for privacy and outdoor enjoyment. Early viewing is highly recommended to fully appreciate the space and location on offer.

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PEASECROFT ROAD

• Well Presented Extended Three Bedroom Home • Spacious Sitting Room & Separate Dining Room • Well Appointed Kitchen/Breakfast Room • Gas Fired Central Heating • Ground Floor Cloakroom & Utility Room • Conservatory With Views Of The Garden • Driveway For Off Road Parking • Close To Local Amenities & Transport Links • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Stairs to the first floor. Radiator.

Sitting Room

Well-proportioned room with feature electric fireplace. Window to front. French doors opening into the conservatory. Two radiators.

Conservatory

Part walled and glazed with views of the rear garden. French doors opening to the garden.

Kitchen/Breakfast Room

With a wide range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in eye level double oven, hob and extractor hood over. Integrated dishwasher and undercounter fridge. Built in storage cupboard. Wall mounted boiler. Window to rear and door to the utility.

Utility Room

Wall cupboard, space for washing machine and tumble dryer with worktops over. Space for full fridge freezer. Window to rear. Door to the garden and door to the side alleyway.

Cloakroom

WC and wash basin. Heated towel rail.

Dining Room

Dual aspect windows to front and side. French doors opening to the garden.

Landing

Storage cupboard. Loft access. Window to front.

Bedroom 1

Double bedroom with built in storage cupboard. Window to rear. Radiator.

Bedroom 2

Double bedroom with built in cupboard. Window to rear. Radiator.

Bedroom 3

Window to front. Radiator.

Bathroom

Modern suite, WC and wash basin vanity unit. P'shape bath, fully tiled with rainfall shower head over and separate attachment with screen. Window to front. Heated towel rail.

Outside

Front Garden

Blocked paved driveway offering off road parking

Rear Garden

A paved patio features steps up to a raised decking area enclosed by shingle boards and overlooking the garden. A pathway leads you to the lawn framed by established hedges and shrubs. This area includes an additional seating area and an outbuilding with a built-in bar . To the rear of the garden, a gated picket fence opens to three sheds and a greenhouse.

Disclaimer

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PEASECROFT ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: B

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